



TOWN OF ARLINGTON  
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design  
Review Procedures (Section 11.06 of the Zoning Bylaw)

Docket No. 3520

1. Property Address 117 Broadway  
Name of Record Owner(s) HOUSING CORPORATION OF ARLINGTON Phone 781-859-5211  
Address of Owner 252 Massachusetts Ave, Arlington, MA 02474  
Street City, State, Zip
2. Name of Applicant(s) (if different than above) \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
Status Relative to Property (occupant, purchaser, etc.) \_\_\_\_\_
3. Location of Property Parcel ID 038.0-0002-0009.0  
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 64233, Page 186;  
-or- registered in Land Registration Office, Cert. No. \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_.
5. Present Use of Property (include # of dwelling units, if any) Commercial Rental
6. Proposed Use of Property (include # of dwelling units, if any) Mixed use commercial and residential  
(14 units)
7. Permit applied for in accordance with  
the following Zoning Bylaw section(s) Section 4.04 Multiple Business Uses  
Section 8.01(a) Parking Reduction in Business, Industrial, and Multi-Family  
Residential Zones  
section(s) title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that Housing Corporation of Arlington is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 117 Broadway which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

10-13-2016

Signature of Applicant(s)

252 Massachusetts Ave, Arlington, MA 02474

781-859-5211

Address

16 OCT 13 PM 2:04

Phone

7/08



Town of Arlington Redevelopment Board  
Application for Special Permit in accordance with  
Environmental Design Review (Section 11.06)

Required Submittals Checklist

File each in triplicate except for model  
References are to Arlington Zoning Bylaw

- Dimensional and Parking Information Form
- Site plan of proposal (Section 10.11(c))
- Model, if required (Section 11.06(d)(1))
- Drawing of existing conditions (Section 11.06(d)(3))
- Drawing of proposed structure (Section (d)(3))
- Proposed landscaping. May be incorporated into site plan (Section 11.06(d)(3))
- Photographs (Section 11.06(d)(4))
- Impact statement (Section 11.06(d)(6))
- Application and plans for sign permits (Section 11.06(d)(6))

FOR OFFICE USE ONLY

- Special Permit Granted Date: \_\_\_\_\_
- Received evidence of filing with Registry of Deeds Date: \_\_\_\_\_
- Notified Building Inspector of Special Permit filing Date: \_\_\_\_\_

TOWN OF ARLINGTON  
REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 11.06 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see section 11.06(b)), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
2. **Relation of Buildings to Environment.** Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
3. **Open Space.** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
4. **Circulation.** With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Setion 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
5. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 10.11, b, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

6. **Utility Service.** Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
7. **Advertising Features.** The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

8. **Special Features.** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
9. **Safety.** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
10. **Heritage.** With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
11. **Microclimate.** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.
12. **Sustainable Building and Site Design.** Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.  
[LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b> ]

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria:

1. The use requested is listed in the Table of Use Regulations as a special permit in the district for which application is made or is so designated elsewhere in this Bylaw.
2. The requested use is essential or desirable to the public convenience or welfare.
3. The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.
4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
5. Any special regulations for the use, set forth in Article 11, are fulfilled.
6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
7. The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

**TOWN OF ARLINGTON**  
 Dimensional and Parking Information  
 for Application to  
 The Arlington Redevelopment Board

Docket No. \_\_\_\_\_

Property Location 117 Broadway Zoning District B4

Owner: Housing Corporation of Arlington Address: 252 Massachusetts Ave, Arlington, MA 02474

Present Use/Occupancy: No. of Dwelling Units: Uses and their gross square feet:  
1 458 sf

Proposed Use/Occupancy: No. of Dwelling Units: Uses and their gross square feet:  
Mixed Use, commercial space & 14 residential units 23 581 sf

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	10799	10799	min. -
Frontage	90	90	min. 50
Floor Area Ratio	0.14	2.18	max. 1.50
Lot Coverage (%) (where applicable)	14%	54%	max. N/A
Lot Area per Dwelling Unit (square feet)	N/A	771	min. 700
Front Yard Depth (Ft.)	0	0	min. 0
Side Yard Width (Ft.)	right side 39	0	min. 0
	left side N/A	N/A	min. 0
Rear Yard Depth (Ft.)	65	43	min. 14.4
Height			min.
Stories	1	4	stories 5
Feet	14	44	feet 60
Open Space (% of G.F.A.)	0	0	min.
Landscaped (s.f.)	0	0	(s.f.) N/A
Usable (s.f.)	0	0	(s.f.) N/A
Parking Spaces (No.)	17	17	min.
Parking Area Setbacks (Ft.) (where applicable)	0	1	min. 5 ft
Loading Spaces (No.)	0	0	min.
Type of Construction	VA		
Distance to Nearest Building	51 ft	11 ft	min.